



50 CambridgePark Drive Residences

Cambridge, MA / Special Permit Application: Volume II / June 11, 2018



Developer



HANOVER
COMPANY

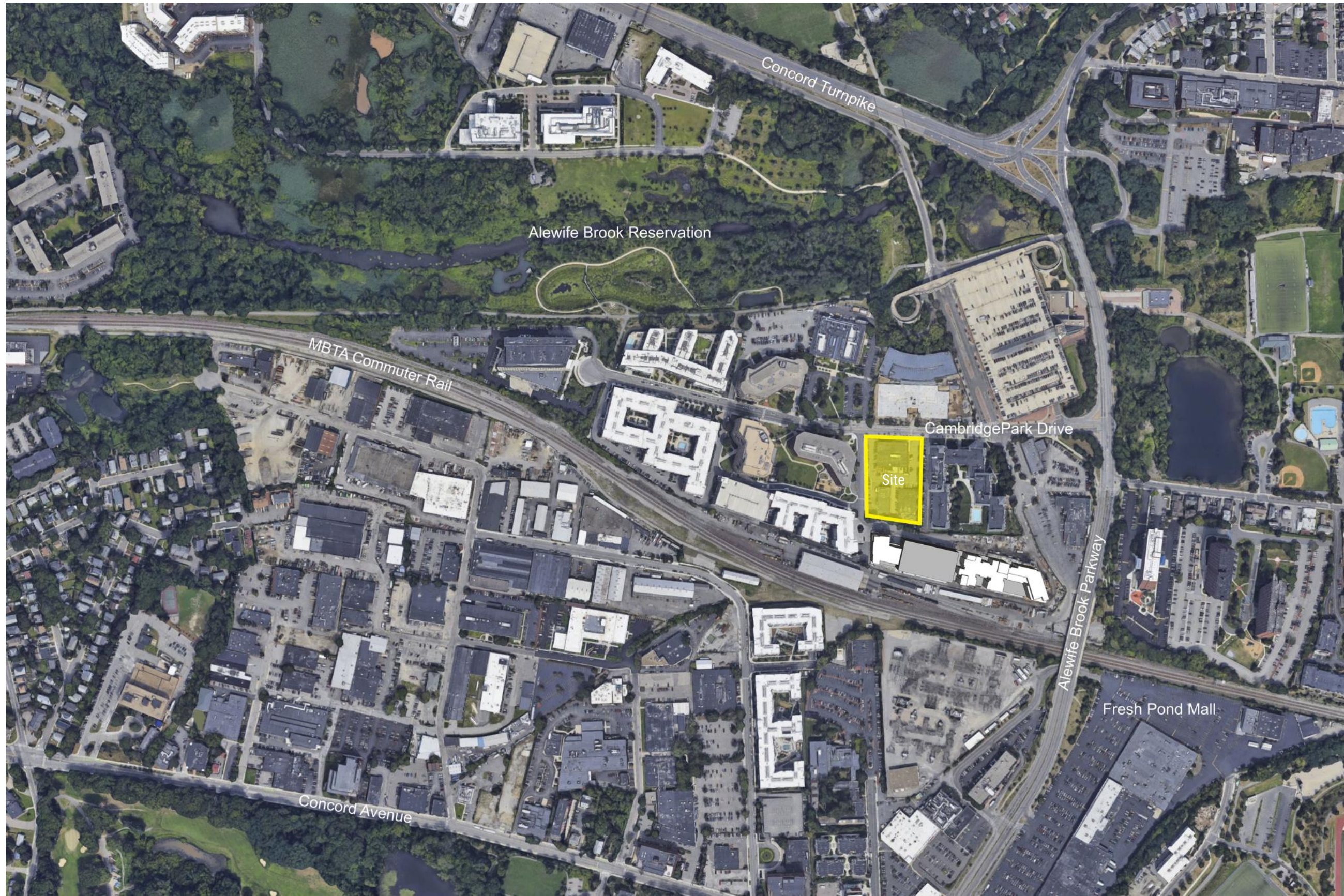
on behalf of

Owner

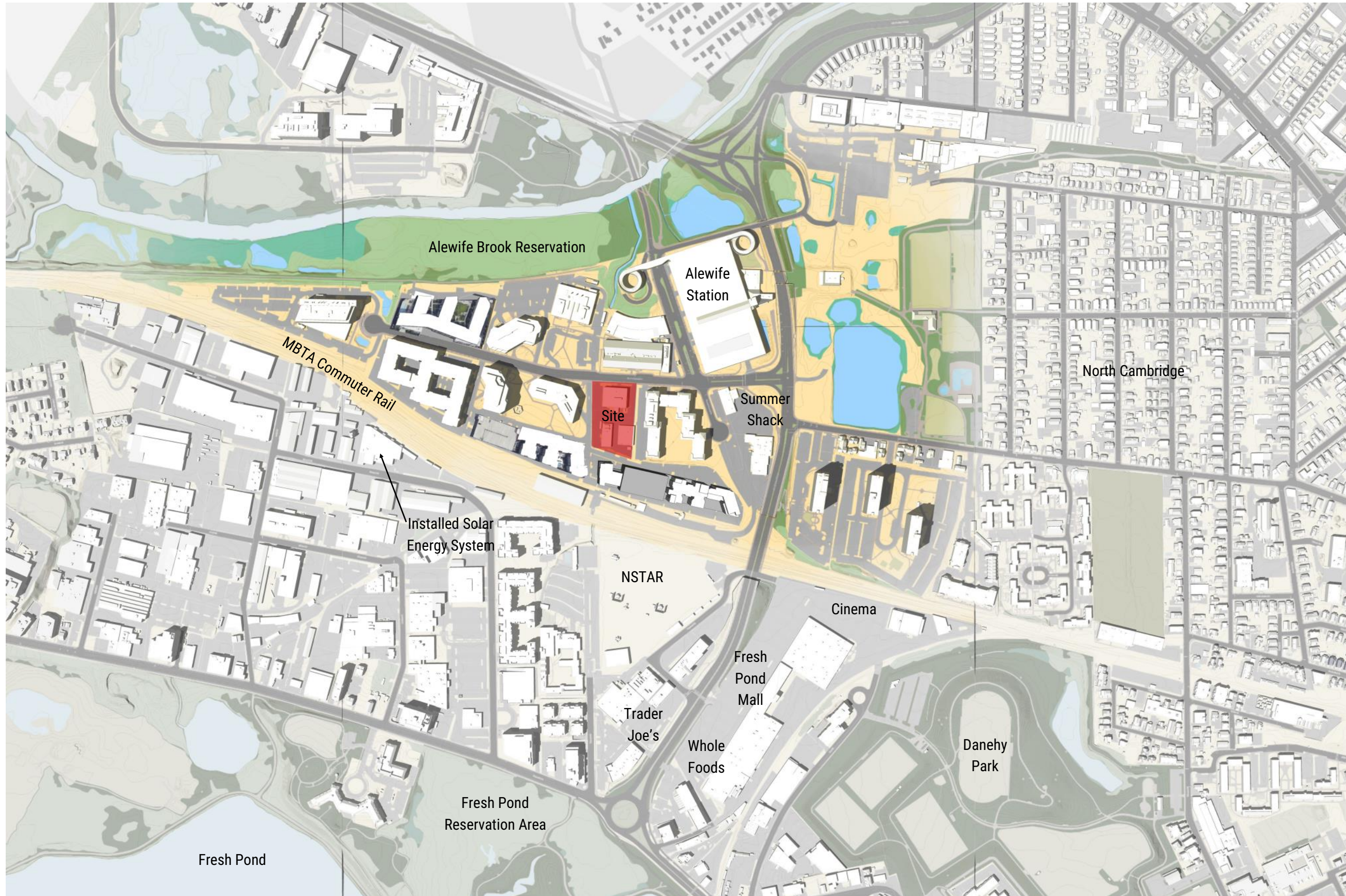


Table of Contents

Site Context Map 4
Vicinity Map 5
Existing Conditions Map 6
Existing Conditions Photos 7–8
Alewife Triangle Rendering 9
Site Plan 10
Dimensional Plan 11
At Grade Open Space Plan 12
Private Open Space Plan 13
Floor Plans 14–20
Landscaping Plan 21
Courtyard Landscaping Plan 22
Typical Landscaping Material Photos 23–24
Bike Parking Plans 25–28
Existing Tree Inventory 29
Tree Protection and Removal Plan 30
Exterior Elevations 31–34
Enlarged Elevations with Materials 35–38
Perspective Renderings 39–44
Shadow Study 45–47



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



DATE _____
 PROFESSIONAL ENGINEER _____

NOTICE OF INTENT PLAN SET

THE RESIDENCES AT 50 CAMBRIDGE PARK DRIVE
 32, 34, 36 CAMBRIDGE PARK DRIVE
 IN CAMBRIDGE MASSACHUSETTS (MIDDLESEX COUNTY)

EXISTING CONDITIONS PLAN
 FEBRUARY 7, 2018

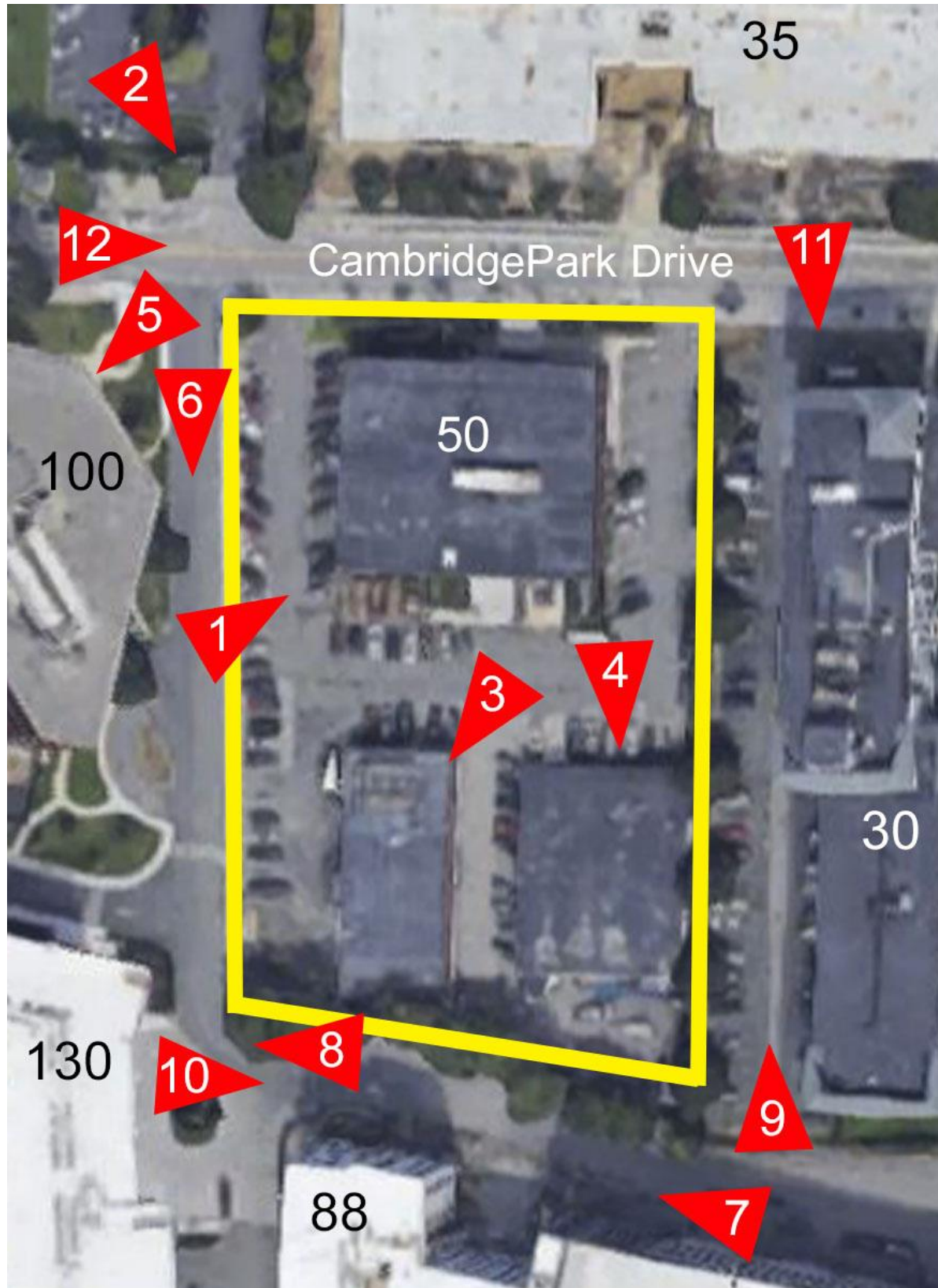
REVISIONS	NO.	DATE	DESC.

PREPARED FOR:
THE HANOVER COMPANY
 2 SEAPORT LANE
 BOSTON, MA 02210

BSC GROUP
 803 Summer Street
 Boston, Massachusetts
 02127
 617 896 4300

© 2018 BSC Group, Inc.
 SCALE: 1" = 20'
 FILE: VPrj\2317520\Civil\Drawings
 DWG: DWG
 JOB NO: 2-3175.20 SHEET V-100

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**



36 CambridgePark Drive—Rear



36 CambridgePark Drive



34 CambridgePark Drive



32 CambridgePark Drive



100 CambridgePark Drive



100 CambridgePark Drive

The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



88 CambridgePark Drive



130 CambridgePark Drive



30 CambridgePark Drive



88 and 30 CambridgePark Drive



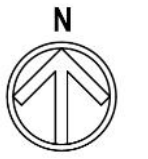
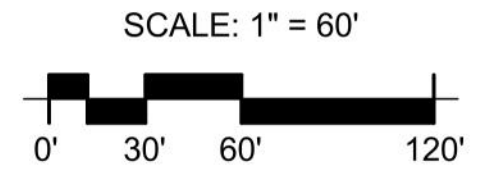
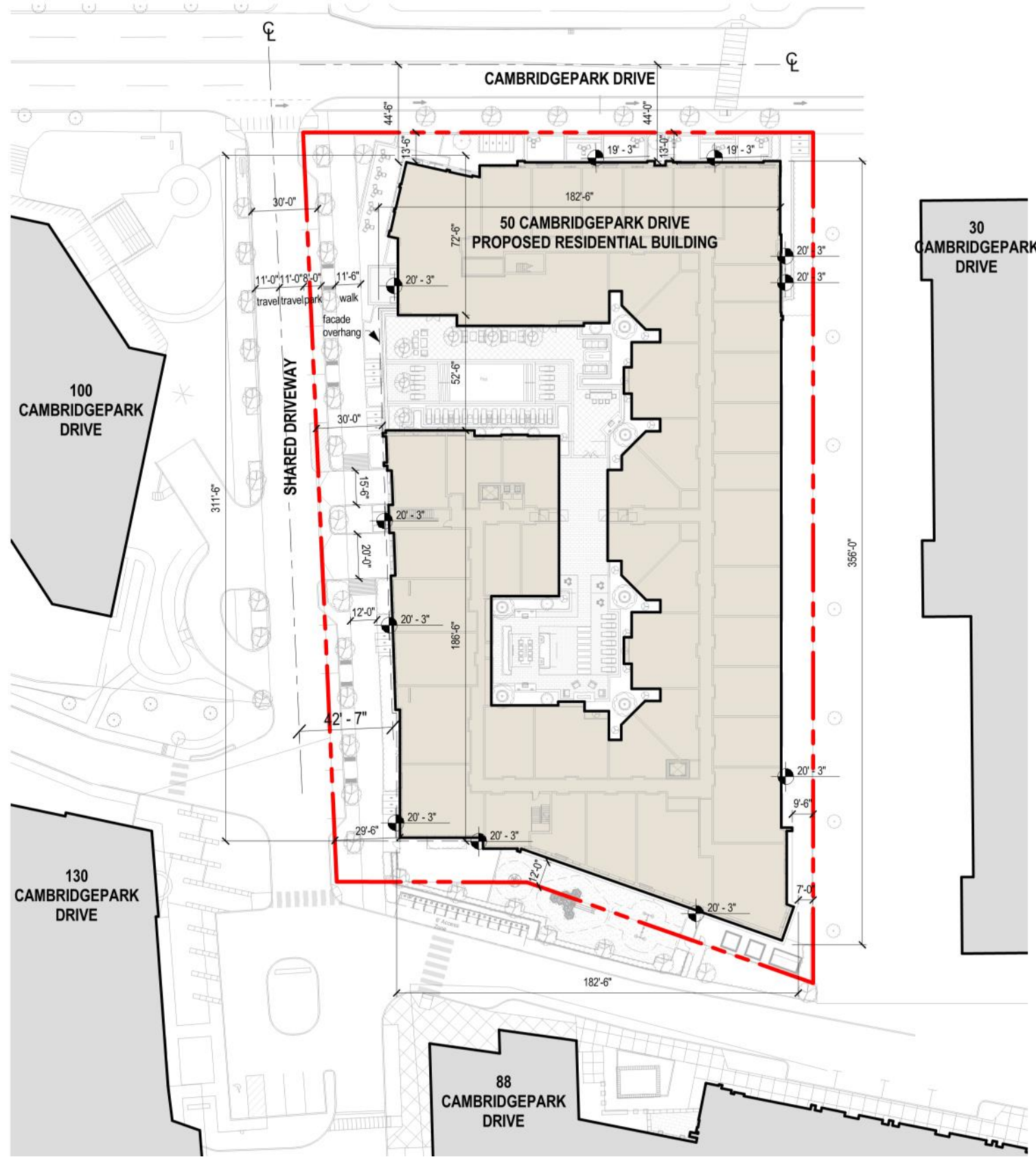
30 CambridgePark Drive

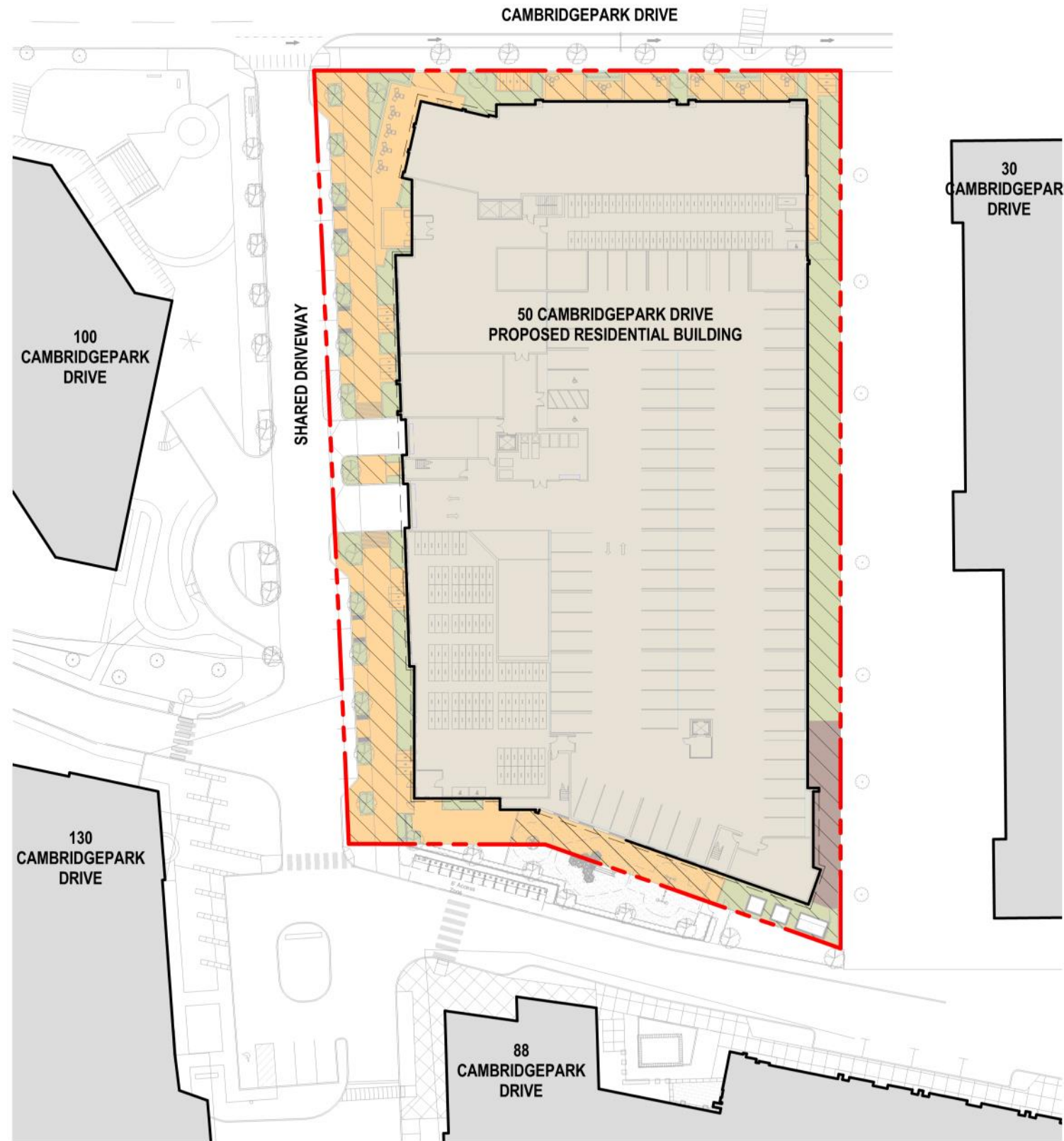


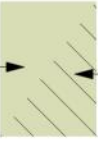
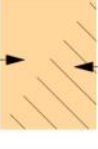
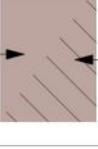
35 and 36 CambridgePark Drive

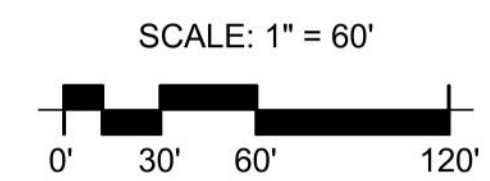




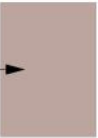


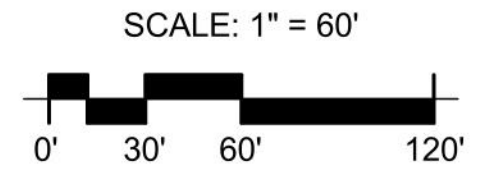


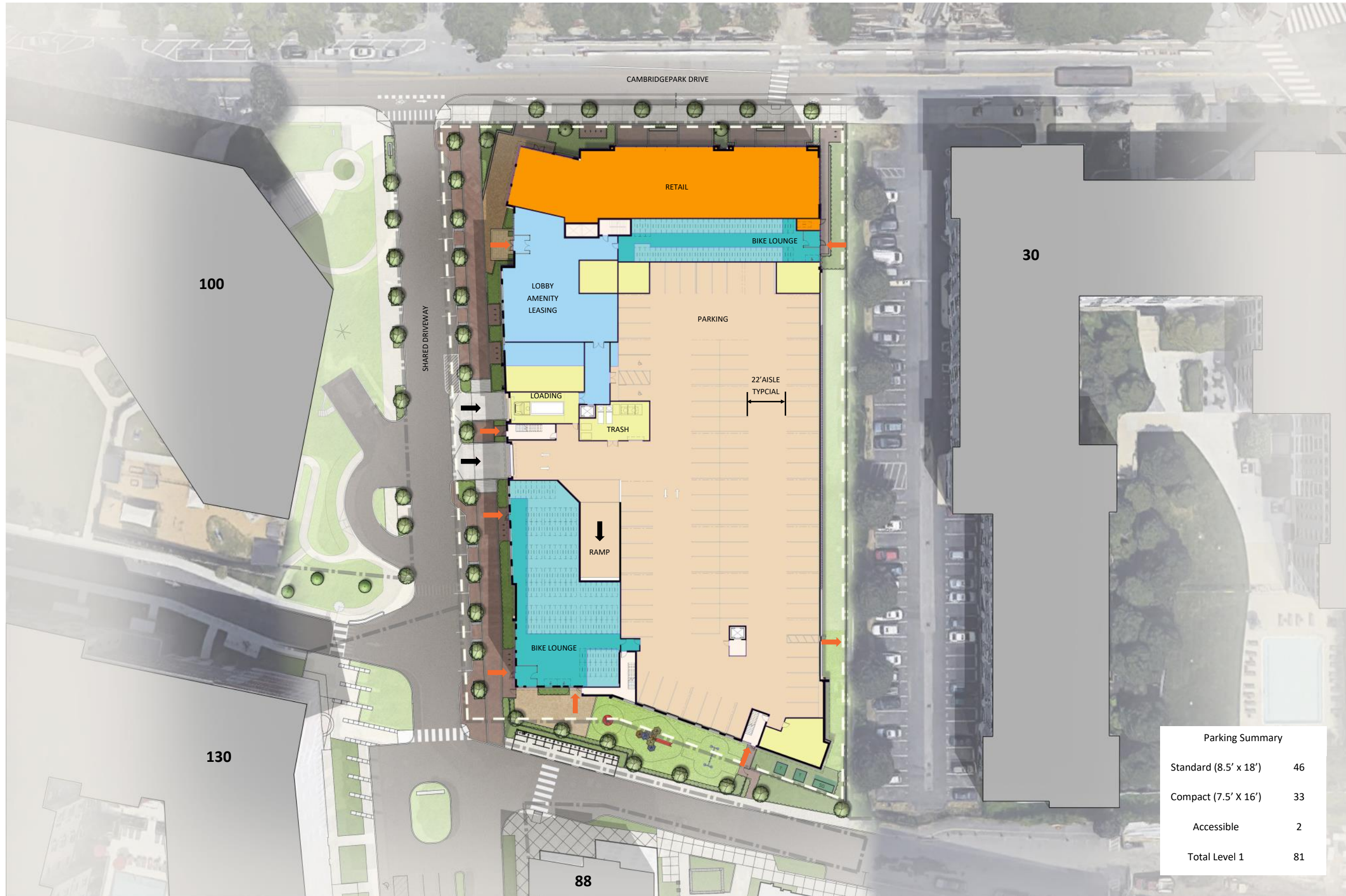
AT GRADE OPEN SPACE AND PERMEABLE AREA			
KEY	AREA	% LOT	
GREEN AREA 	7,688 SF	9.69 %	
	7,461 SF PERMEABLE		
PUBLICLY BENEFICIAL 	10,438 SF	13.15 %	
	8,651 SF PERMEABLE		
PRIVATE 	1,018 SF	1.28 %	
	1,018 SF PERMEABLE		
CALCULATIONS			
LOT AREA = 79,321 SF			
AT GRADE OPEN SPACE	AREA	% LOT	
REQUIRED 15% OF 79,321 SF =	11,898 SF	15%	
PROVIDED GREEN AREA + PUBLICLY BENEFICIAL + PRIVATE OPEN SPACE =	19,144 SF	24.12 %	
PERMEABLE AREA	AREA	% LOT	
REQUIRED 25% OF 79,321 SF =	19,830 SF	25 %	
PROVIDED PERMEABLE GREEN + PUBLICLY BENEFICIAL + PRIVATE OPEN SPACE =	17,130 SF	21.59 %	





PRIVATE OPEN SPACE		
Private Open Space Plan		
KEY	AREA	% LOT
PRIVATE 	14,524 SF	18.31 %
CALCULATIONS		
LOT AREA = 79,321 SF		
PRIVATE OPEN SPACE PROVIDED	AREA	% LOT
DOG RUN (AT GRADE)	1,018	
COURTYARD - NORTH	6017	
COURTYARD - SOUTH	3554	
BALCONIES - 4TH	787	
BALCONIES - 5TH	787	
BALCONIES - 6TH	787	
BALCONIES - 7TH	787	
BALCONIES - 8TH	787	
TOTAL PROVIDED =	14,524 SF	18.31 %





Parking Summary	
Standard (8.5' x 18')	46
Compact (7.5' X 16')	33
Accessible	2
Total Level 1	81



Parking Summary	
Standard (8.5' x 18')	46
Compact (7.5' X 16')	42
Accessible	4
Total Level 1	92





Key	Unit Type	Quantity
	Studio	2
	1 Bed	4
	2 Bed	4
	3 Bed	1



Key	Unit Type	Quantity
	Studio	7
	1 Bed	26
	2 Bed	10
	3 Bed	1





Key	Unit Type	Quantity
	Studio	7
	1 Bed	28
	2 Bed	12
	3 Bed	1

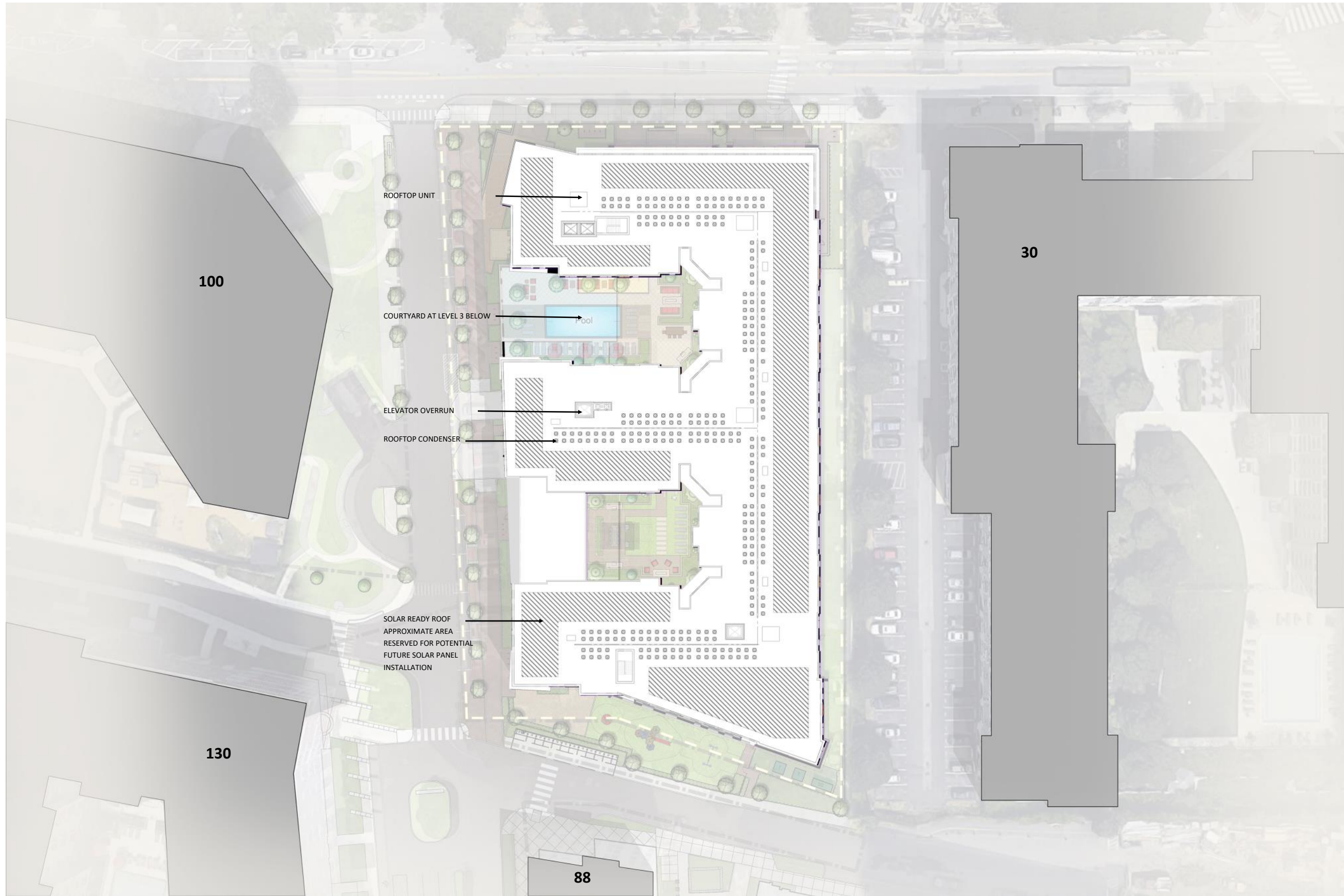


The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



Key	Unit Type	Quantity
	Studio	6
	1 Bed	25
	2 Bed	13
	3 Bed	2





The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



The Residences at 50 Cambridge Park Drive
Cambridge, Massachusetts



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts

Typical Material Photos
 Note: These are representative pictures from other Hanover projects. Final selections and finish will vary.



Tree Uplighting



Dero Bike Hitch (Cambridge City Standard)



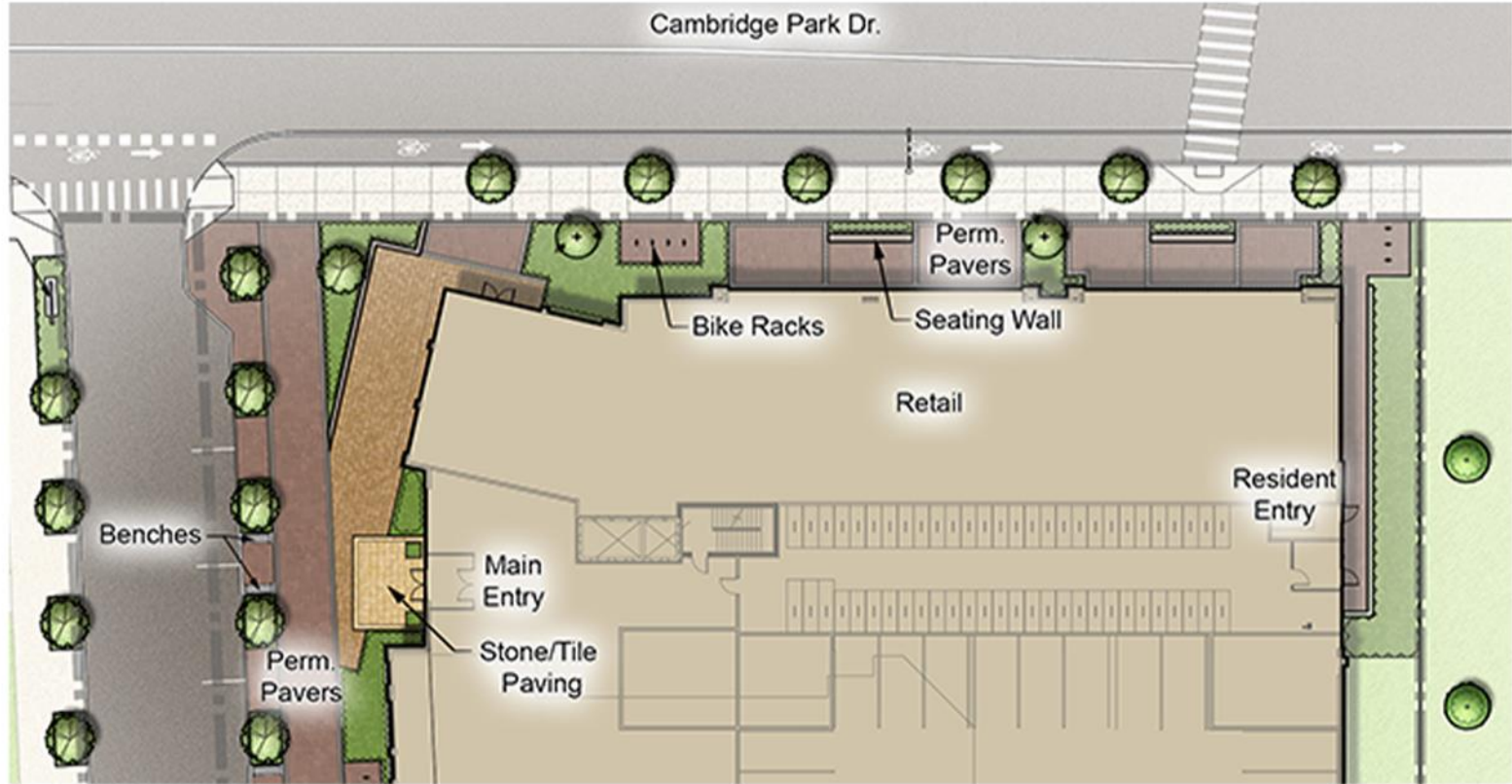
Natural Stone Seat Walls



Permeable Pavers

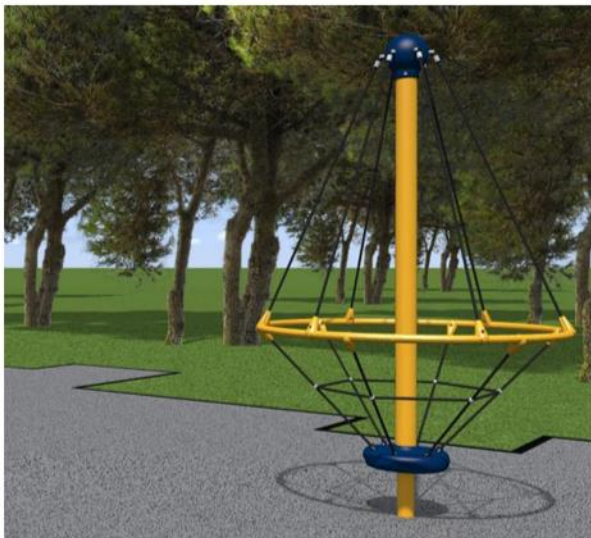


Typical Planter

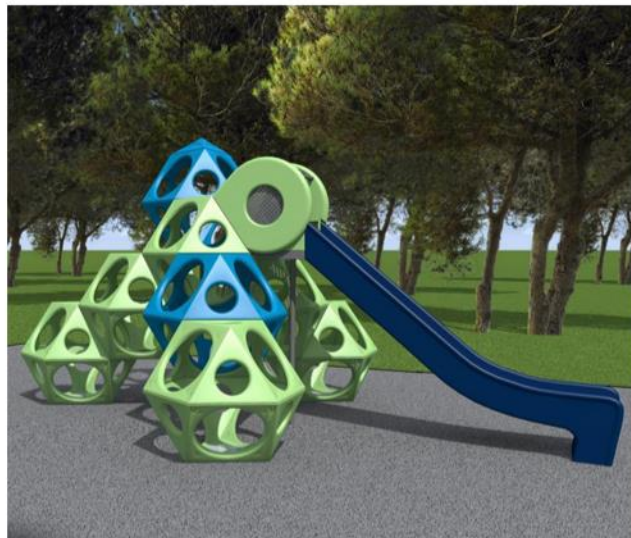


Typical Building Planting

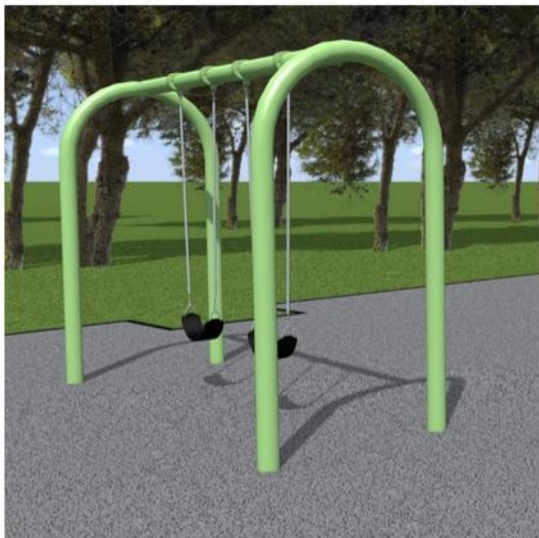
Typical Material Photos
 Note: These are representative pictures from other Hanover projects. Final selections and finish will vary.



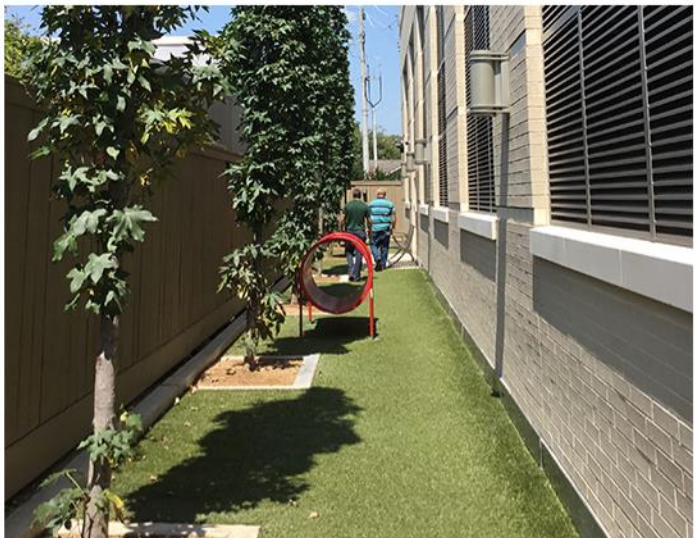
Potential Playground Equipment



Potential Playground Equipment



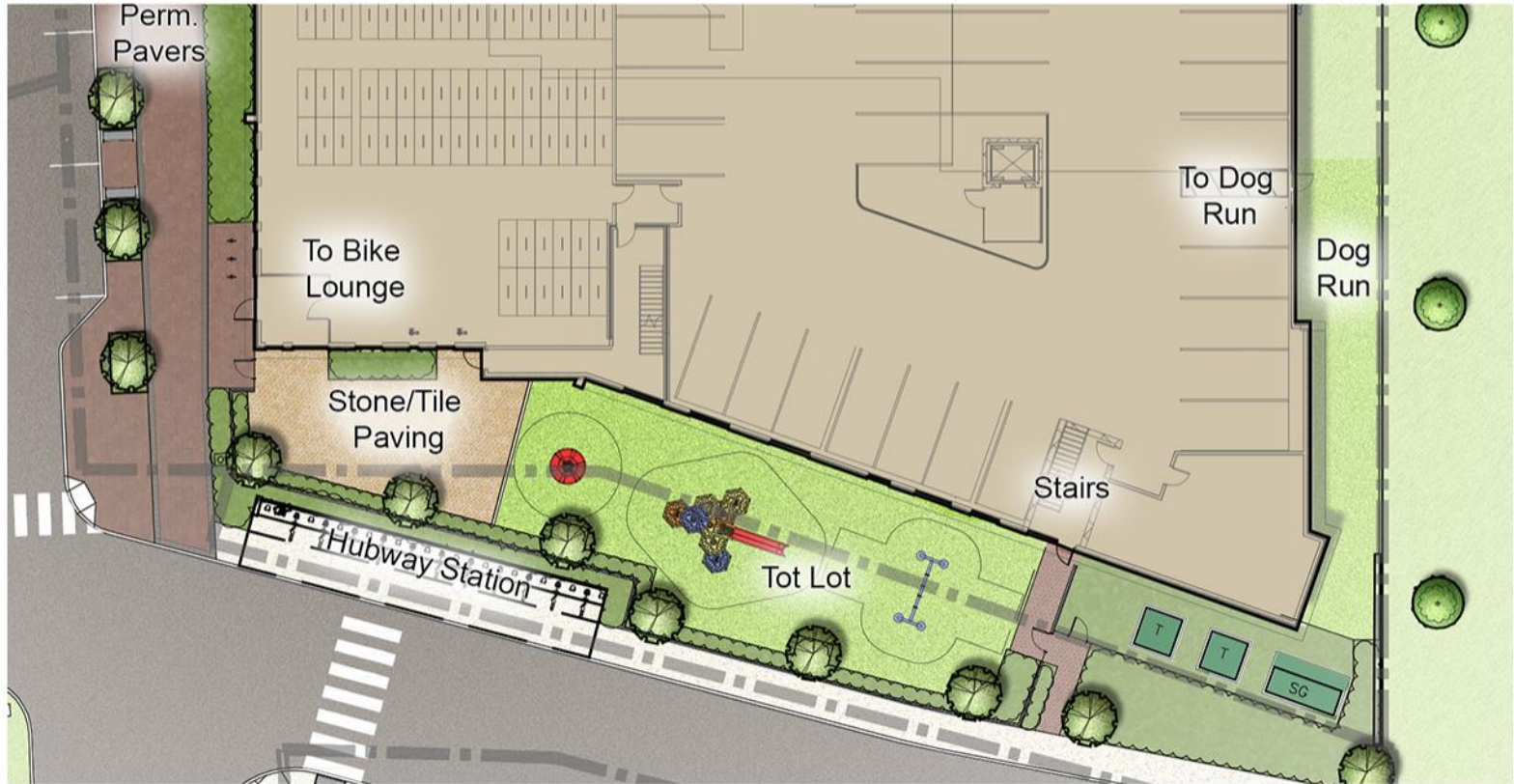
Potential Playground Equipment



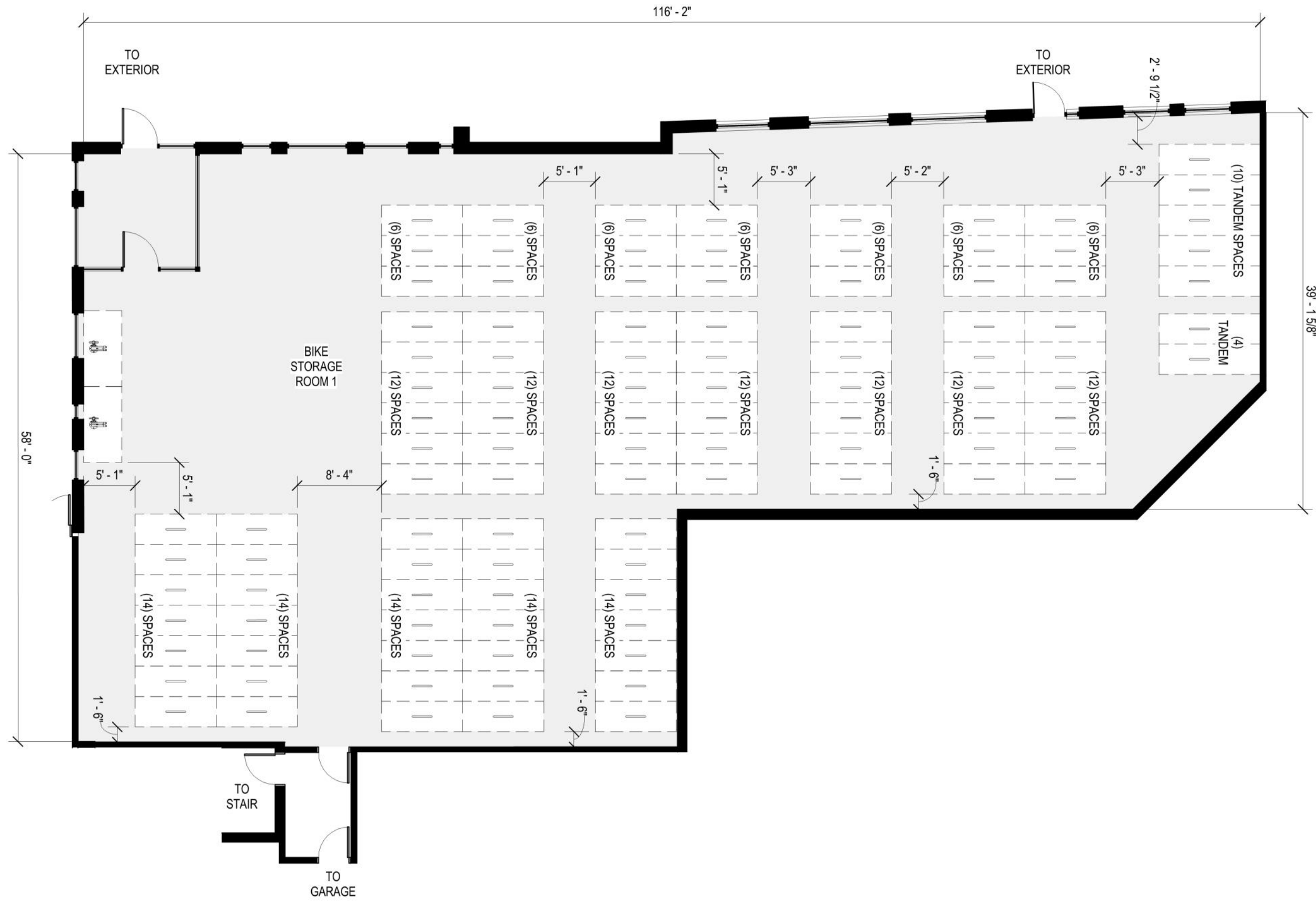
Typical Dog Run with Artificial Turf



Hubway Bike Share Station



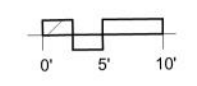
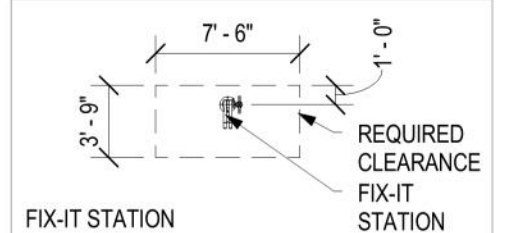
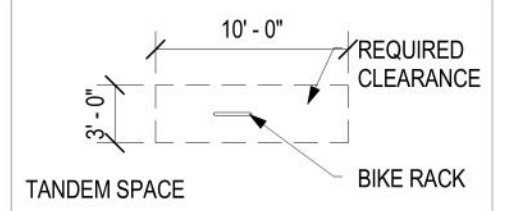
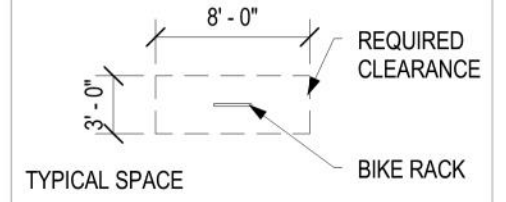
Typical Transformer Screening

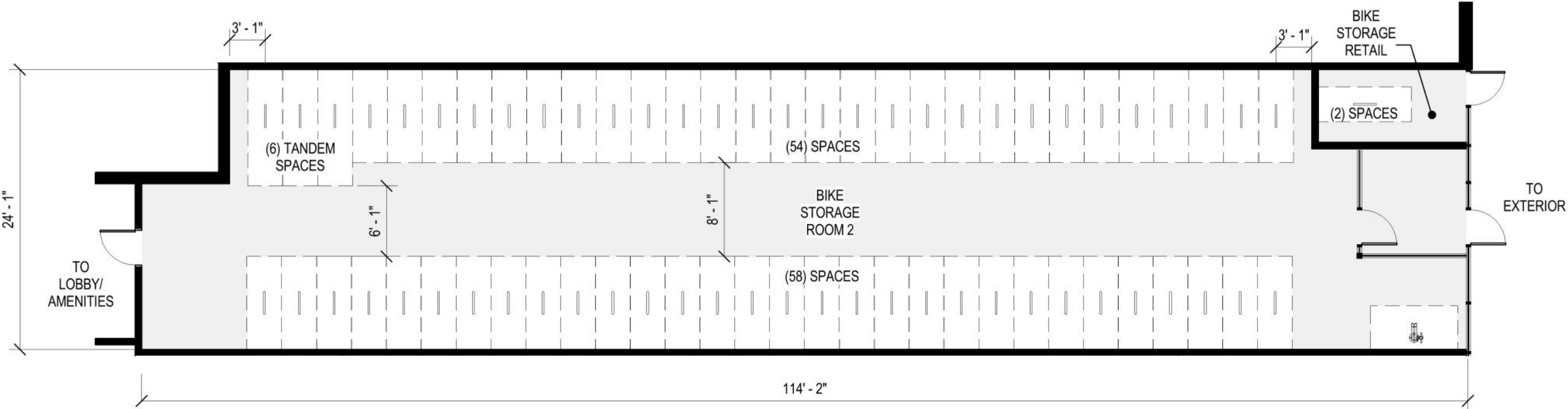


RESIDENTIAL LONG-TERM BIKE PARKING		
BIKE STORAGE ROOM 1	TYPICAL SPACES	196
	TANDEM	14
	TOTAL ROOM 1	210
BIKE STORAGE ROOM 2	TYPICAL SPACES	112
	TANDEM	6
	TOTAL ROOM 2	118
TOTAL SPACES PROVIDED		328

RETAIL LONG-TERM BIKE PARKING		
BIKE STORAGE RETAIL	TYPICAL SPACES	2

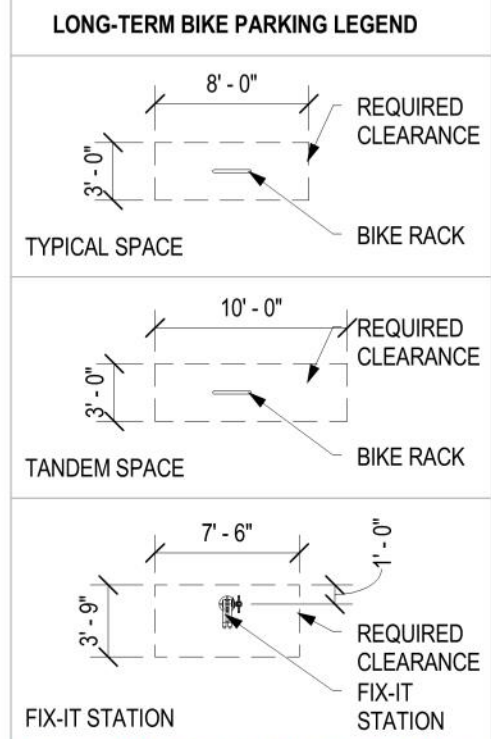
LONG-TERM BIKE PARKING LEGEND



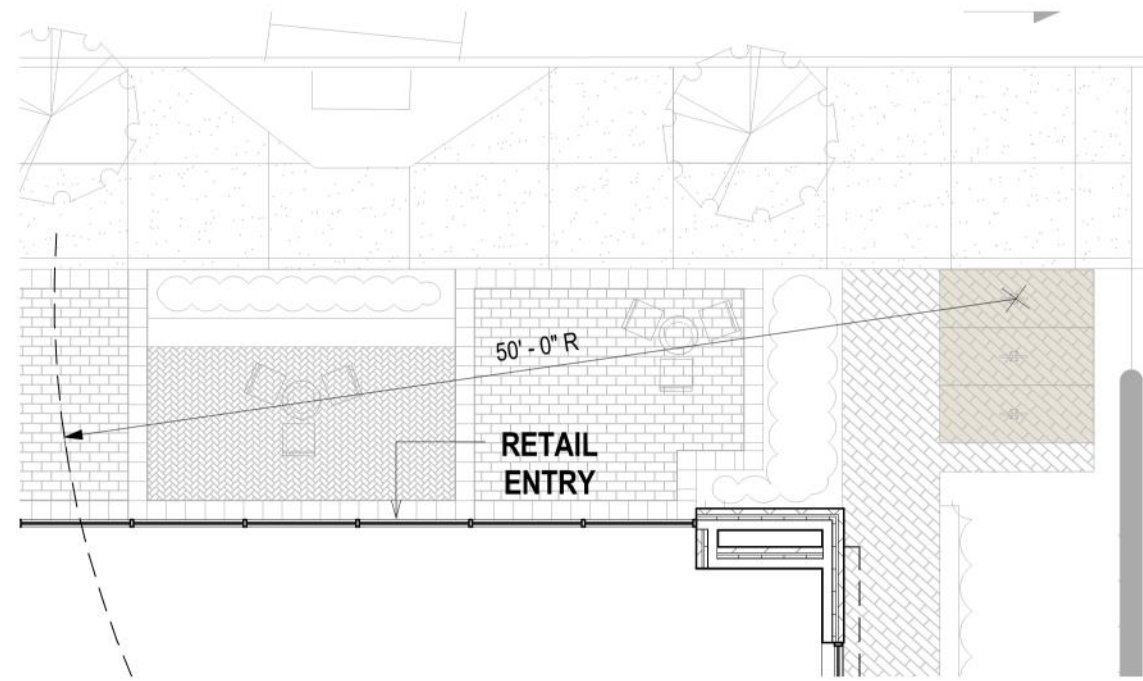


RESIDENTIAL LONG-TERM BIKE PARKING		
BIKE STORAGE ROOM 1	TYPICAL SPACES	196
	TANDEM	14
	TOTAL ROOM 1	210
BIKE STORAGE ROOM 2	TYPICAL SPACES	112
	TANDEM	6
	TOTAL ROOM 1	118
TOTAL SPACES PROVIDED		328

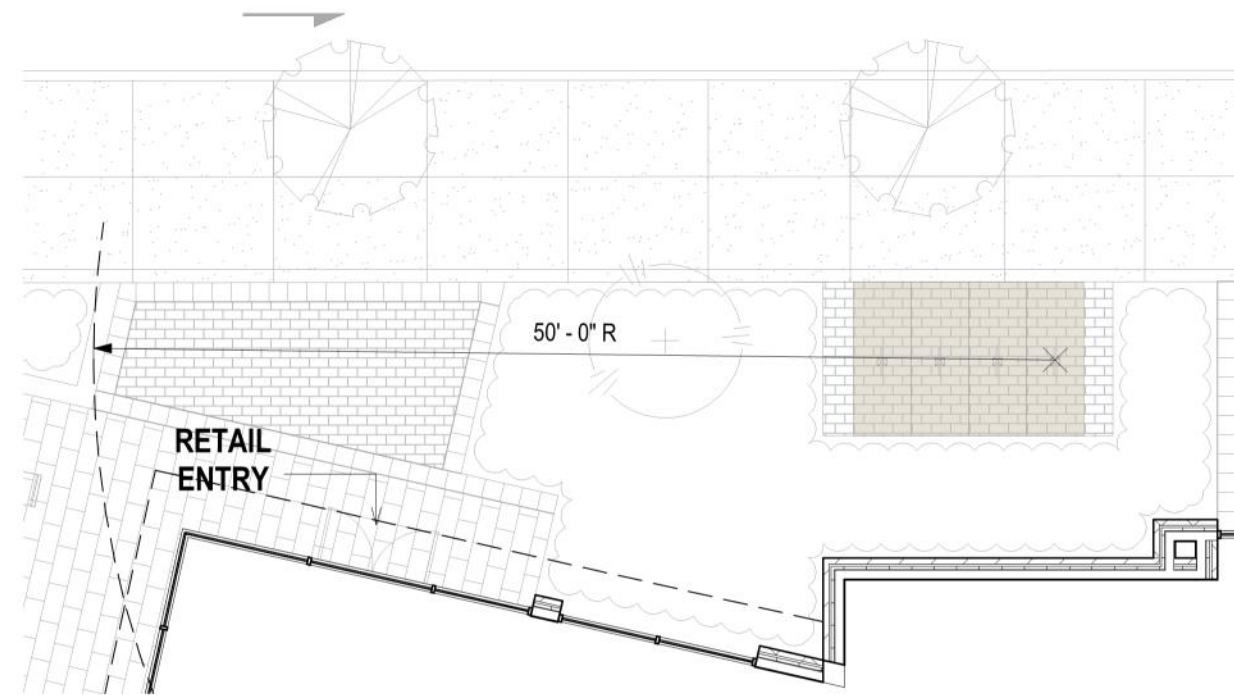
RETAIL LONG-TERM BIKE PARKING		
BIKE STORAGE RETAIL	TYPICAL SPACES	2



Short Term Bike Parking



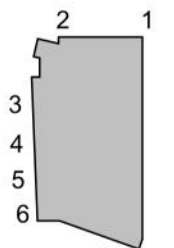
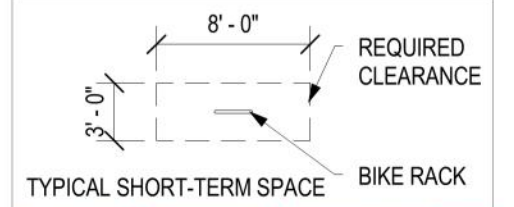
TEMPORARY BIKE PARKING AREA 1



TEMPORARY BIKE PARKING AREA 2

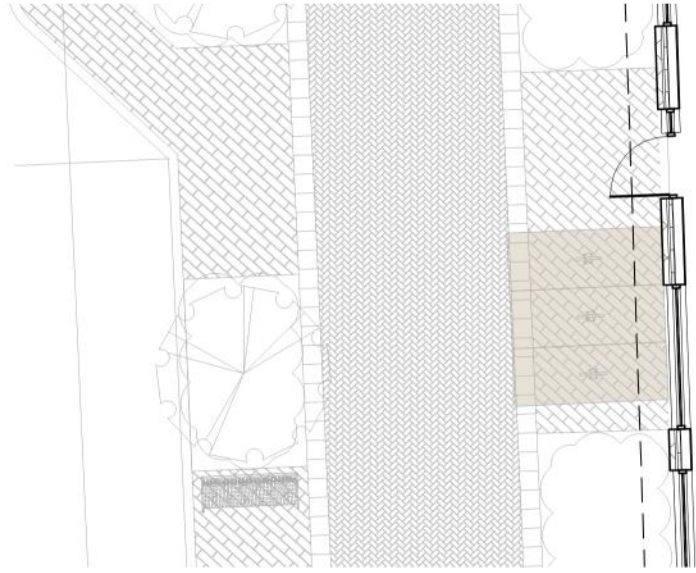
SHORT-TERM BIKE PARKING	
AREA	# OF SPACES
1	6
2	8
3	6
4	6
5	6
6	6
TOTAL SPACES PROVIDED	38
RETAIL SPACES REQUIRED	7
RESIDENTIAL SPACES REQUIRED	30
TOTAL SPACES REQUIRED	37

SHORT-TERM BIKE PARKING LEGEND

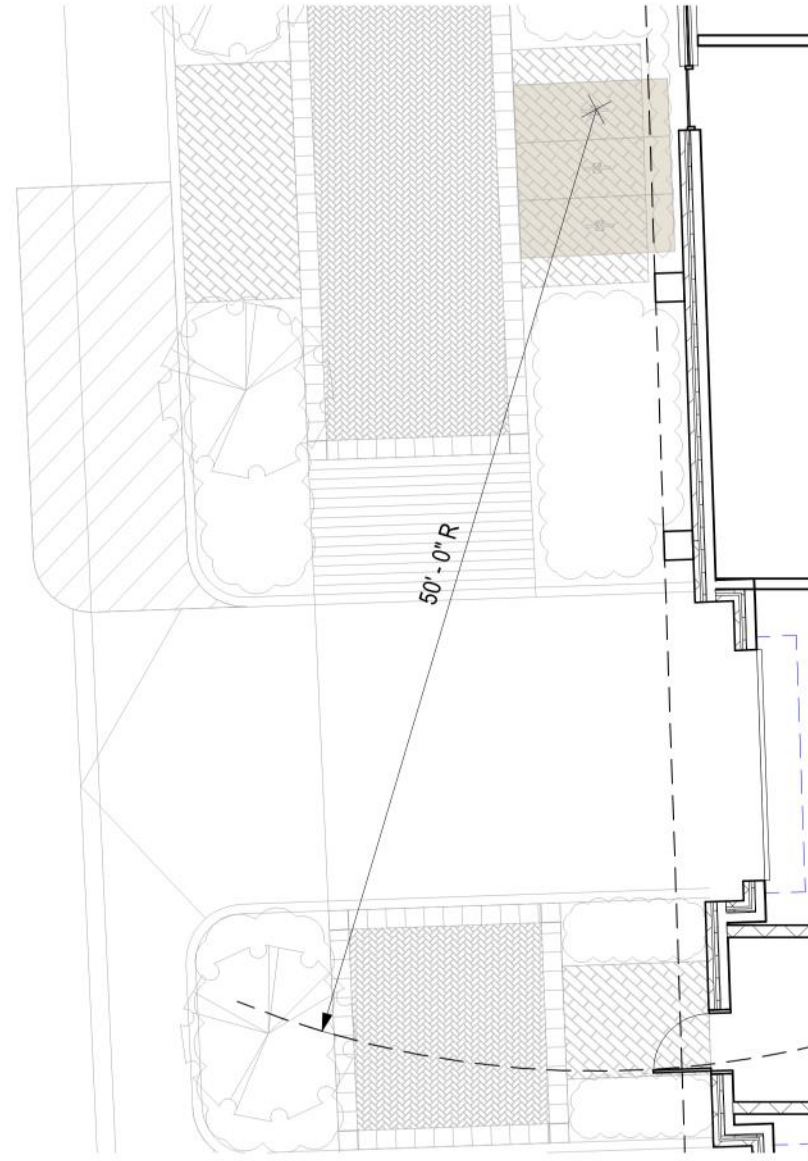


SCALE: 1" = 10'

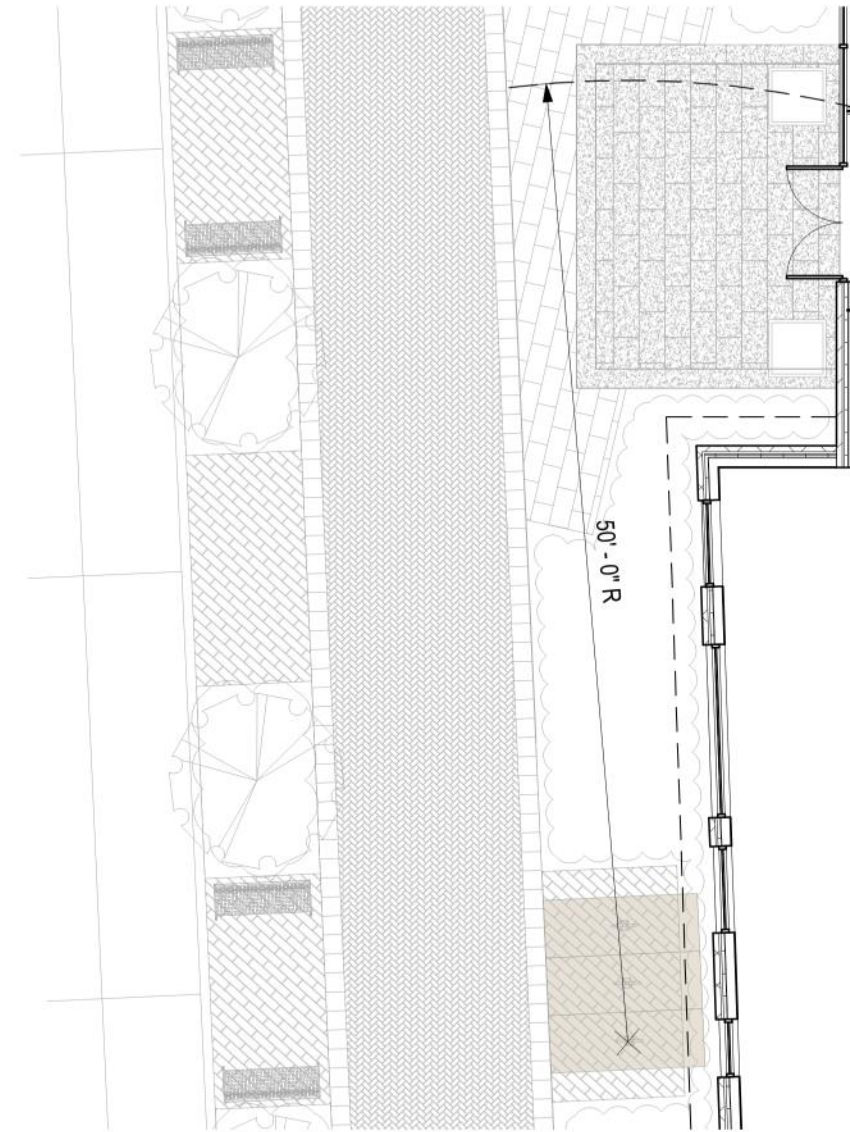




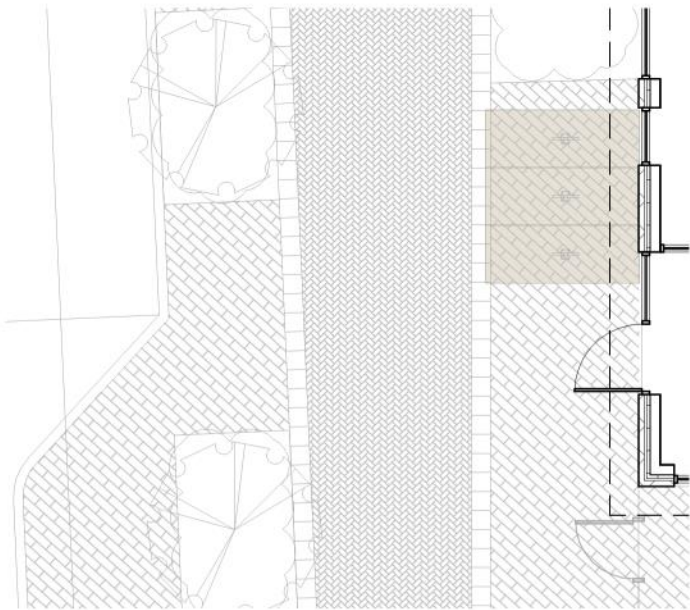
TEMPORARY BIKE PARKING AREA 5



TEMPORARY BIKE PARKING AREA 4



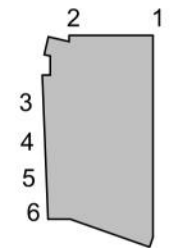
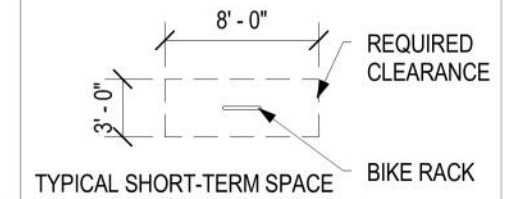
TEMPORARY BIKE PARKING AREA 3



TEMPORARY BIKE PARKING AREA 6

SHORT-TERM BIKE PARKING	
AREA	# OF SPACES
1	6
2	8
3	6
4	6
5	6
6	6
TOTAL SPACES PROVIDED	38
RETAIL SPACES REQUIRED	7
RESIDENTIAL SPACES REQUIRED	30
TOTAL SPACES REQUIRED	37

SHORT-TERM BIKE PARKING LEGEND



SCALE: 1" = 10'





ON SITE EXISTING TREE SURVEY

#	LOCATION	SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY	DBH	REMOVE/PROTECT
1	ON SITE	XAR	ACER RUBRUM	RED MAPLE	DECIDUOUS	1	8"	R
19	ON SITE	XAA	AILANTHUS ALTISIMA	TREE OF HEAVEN	DECIDUOUS	1	11"	R

TOTAL ON SITE SIGNIFICANT DBH TO BE REMOVED = 19"

TOTAL ON SITE NEW STREET TREES TO BE PLANTED (4" CALIPER RED OAK) = 15

TOTAL INCHES REPLACED (4" CAL. X 15 TREES) = 60"

CAMBRIDGEPARK DRIVE ROW EXISTING TREE SURVEY

#	LOCATION	SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY	DBH	REMOVE/PROTECT
2	ROW	XAP	ACER PLATANOIDES	NORWAY MAPLE	DECIDUOUS	1	4"	R
3	"	"	"	"	"	1	4"	R
4	"	"	"	"	"	1	4"	R
5	"	"	"	"	"	1	4"	R
6	"	"	"	"	"	1	4"	R
7	"	"	"	"	"	1	4"	R

TOTAL CAMBRIDGEPARK DRIVE ROW DBH TO BE REMOVED = 24"

TOTAL CAMBRIDGEPARK DRIVE ROW NEW STREET TREES TO BE PLANTED (4" CALIPER RED OAK) = 6

TOTAL INCHES REPLACED (4" CAL. X 6 TREES) = 24"

OFF SITE EXISTING TREE SURVEY

#	LOCATION	SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY	DBH	REMOVE/PROTECT
16	OFF SITE	XPN	PINUS NIGRA	AUSTRIAN BLACK PINE	EVERGREEN	1	18"	R
16	"	"	"	"	"	1	18"	R
17	"	"	"	"	"	1	18"	P
20	"	XAA	AILANTHUS ALTISIMA	TREE OF HEAVEN	DECIDUOUS	1	10"	R
21	"	"	"	"	"	1	10"	R
22	"	"	"	"	"	1	12"	R
23	"	"	"	"	"	1	14"	R
27	"	"	"	"	"	1	10"	R
34	"	"	"	"	"	1	10"	R

TOTAL OFF SITE SIGNIFICANT DBH TO BE REMOVED = 102"

TOTAL OFF SITE NEW STREET TREES TO BE PLANTED (4" CALIPER RED OAK) = 16

TOTAL INCHES REPLACED (4" CAL. X 16 TREES) = 64"

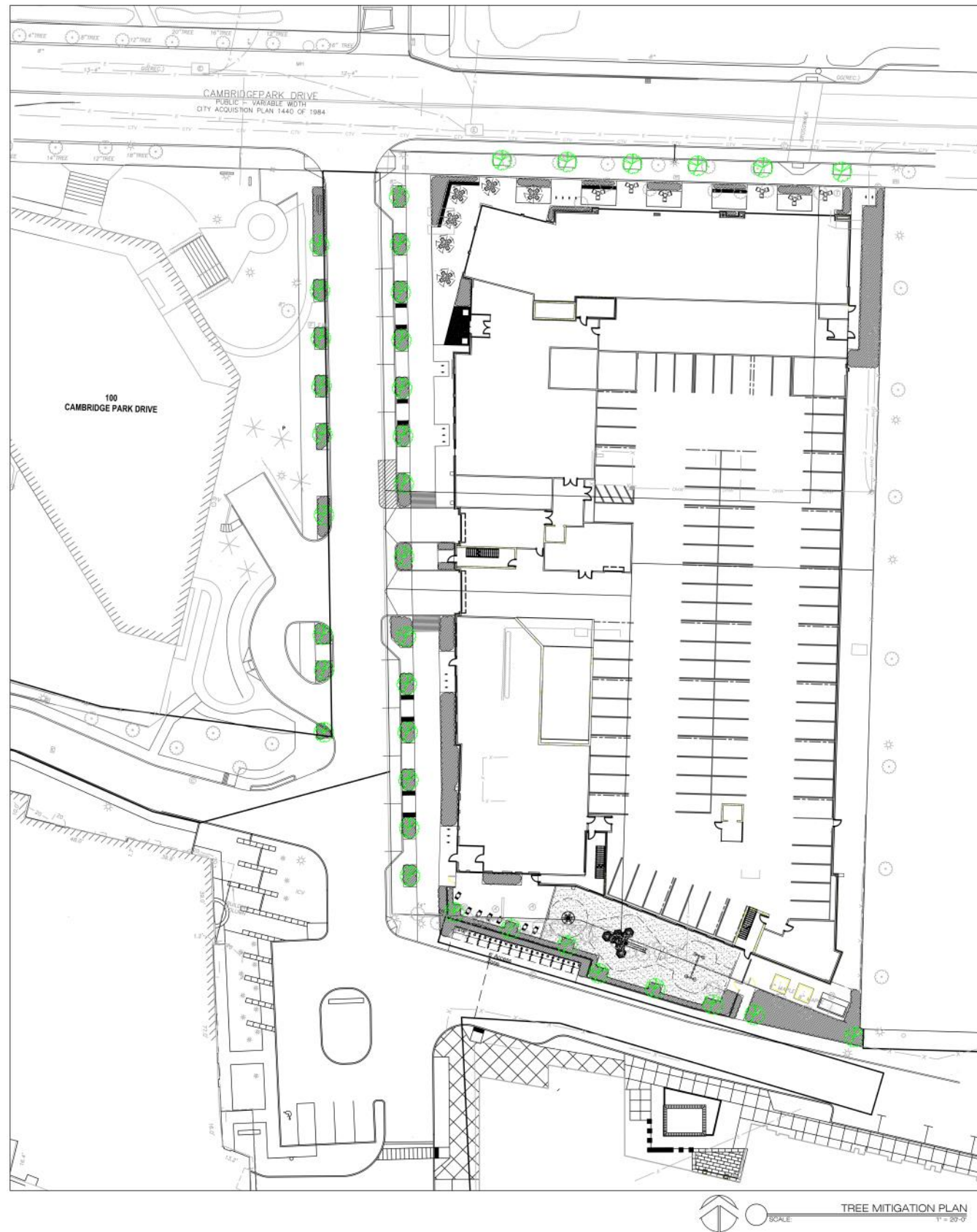
TOTAL SIGNIFICANT DBH TO BE REMOVED = 145"

TOTAL NEW STREET TREES TO BE PLANTED (4" CALIPER RED OAK) = 37




TOTAL INCHES REPLACED (4" CAL. X 37 TREES) = 148"

NOTE:

SIGNIFICANT TREES AS DEFINED IN THE CITY OF CAMBRIDGE CODE OF ORDINANCES, SECTION 8.66.030, ARE "ANY TREE, OR TREES LARGER THAN 8" DBH WHICH ARE ON A LOT OR WHICH HAVE BEEN REMOVED FROM THE LOT WITHIN ONE YEAR PRIOR TO THE SUBMISSION OF A TREE STUDY TO THE CITY ARBORIST"



LEGEND

-  Existing Deciduous Tree to be Preserved
-  Existing Evergreen Tree to be Preserved
-  Proposed 5' Caliper Red Oak as Street Trees

MITIGATION SUMMARY: ON SITE

Total On Site Significant DBH To be Removed (See L1.TD): 19 Inches
 Total On Site New Street Trees to Be Planted (4' Caliper Red Oak): 15
 Total Inches Replaced 4' Cal. x 15 Trees = 60 Inches

MITIGATION SUMMARY: CAMBRIDGEPARK DRIVE ROW

Total CambridgePark Drive ROW Significant DBH To be Removed (See L1.TD): 24 Inches
 Total CambridgePark Drive ROW New Street Trees to Be Planted (4' Caliper Red Oak): 6
 Total Inches Replaced 4' Cal. x 6 Trees = 24 Inches

MITIGATION SUMMARY: OFF SITE

Total Off Site Significant DBH To be Removed (See L1.TD): 102 Inches
 Total Off Site New Street Trees to Be Planted (4' Caliper Red Oak): 16
 Total Inches Replaced 4' Cal. x 16 Trees = 64 Inches

MITIGATION SUMMARY: TOTALS

Total Significant DBH To be Removed (See L1.TD): 145 Inches
 Total New Street Trees to Be Planted (4' Caliper Red Oak): 37
 Total Inches Replaced 4' Cal. x 37 Trees = 148 Inches

NOTE:
 SIGNIFICANT TREES AS DEFINED IN THE CITY OF CAMBRIDGE CODE OF ORDINANCES, SECTION 8.66.030, ARE "ANY TREE, OR TREES LARGER THAN 8" DBH WHICH ARE ON A LOT OR WHICH HAVE BEEN REMOVED FROM THE LOT WITHIN ONE YEAR PRIOR TO THE SUBMISSION OF A TREE STUDY TO THE CITY ARBORIST"

TREE MITIGATION PLAN
 SCALE 1" = 20'-0"